

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
AUGUST 8, 2016**

The regularly scheduled Planning Commission meeting of North Lebanon Township was held at the North Lebanon Township Municipal Building, at 725 Kimmerlings Road, Lebanon PA, at 7:00 PM. The following Commission members were present:

Darlene Martin	Chairperson
William Tice	Member
Charles Allwein, Sr	Member
Kevin M George	Member
Cheri Grumbine	Twp Manager

Absent William Smeltzer Vice-Chair

Also in attendance at this meeting was Brent McFeaters of Matthew & Hockley Assoc, and other individuals from the public.

The Pledge of Allegiance was recited.

MEETING MINUTES from July 11, 2016 are ready for action from the Commission.

MOTION was made and seconded to approve the July 11, 2016 meeting minutes. Motion unanimously carried.

PUBLIC COMMENTS

There were no public comments tonight.

ACTIVE PLANS/ PLANNING MODULE FOR REVIEW & RECOMMENDATION TO BOARD

There are no plans for recommendation this evening.

PLANS ON HOLD WITH LCPD

**A.) Joseph John Pennsylvania Realty LLC (Always Bagels) Final Subd/ Land Dev
Phase II & III**

Location/Zoned: Lebanon Rails Business Park

Date Submitted: 5/13/13

This review continues.

RECEIVING NEW PLANS

There are no new plans to be received tonight.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS

A.) Peter Klassen Sketch Plan – N 8th Ave/Marcon Dr

Brent McFeaters of Matthew & Hockley Assoc presented a sketch plan for the Commission to review and discuss. The area is on the north side of Kimmerlings Road and adjoins the Township property on the east side. A total of 19 lots is shown on this sketch. McFeaters stated that a configuration of more lots would require a pumping station and individual pumps in the homes which is not desirable.

Klassen Sketch Plan – N 8th Ave/Marcon Dr (con't)

A cul-de-sac is shown which McFeaters said would be necessary with this layout of the property. Member Martin questioned if the cul-de-sac meets the Twp's requirements. McFeaters stated that snow easements would be provided for as well as a larger bulb area of the cul-de-sac.

A single lot containing the remaining lands is shown which would access off Kimmerlings Rd in the area of Christine Dr. That is the only lot which would access Kimmerlings Rd. All other lots would be Marcon Dr access. Mgr Grumbine questioned connection to existing sewer. McFeaters replied the sewer would be proposed to extend from the intersection.

Member George questioned if the possibility of looping the street had been explored. McFeaters replied a pumping station would be required for that to happen. Member George expressed the difficulties of the N 8th Ave intersection that already exist. McFeaters replied there would have to be some vegetation cutback required. Mgr Grumbine added that Member Smeltzer stopped in to view the sketch and he had shared his concern about the cul-de-sac also.

Mgr Grumbine told the Commission that the Fees-in Lieu Of for Park & Rec would actually be requested in the lands adjoining the Twp property. The lands would be part of the recreation space that already exists on the Twp property. When the Commission indicated they had no more questions on this sketch, Mgr Grumbine suggested they communicate to her any comments or thoughts they might have between now and Monday night's Supervisor meeting. That way she can incorporate their suggestions with her comments to the Supervisors.

With no further business to discuss, the meeting was unanimously adjourned.

Respectfully Submitted,

Theresa L. George
Recording Secretary